150.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,100 / 798,100
					USE VALUE:	798,100 / 798,100
					ASSESSED:	798,100 / 798,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ACCARDI LORRAINE M/ LIFE ESTATE	
Owner 2:	ACCARDI CARL A	
Owner 3:		
Street 1:	14 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TUCKER LORRAINE M--ETAL -
Owner 2:	ACCARDI CARL A -
Street 1:	14 GRAND VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Vinyl Exterior and 1936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	341,200	900	456,000	798,100
Total Card	0.115	341,200	900	456,000	798,100
Total Parcel	0.115	341,200	900	456,000	798,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.24 | /Parcel: 412.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99690

GIS Ref

GIS Ref

Insp Date 05/17/18

!11808!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,200	900	5,000.	456,000	798,100		Year end	12/23/2021
2021	101	FV	331,200	900	5,000.	456,000	788,100		Year End Roll	12/10/2020
2020	101	FV	331,200	900	5,000.	456,000	788,100	788,100	Year End Roll	12/18/2019
2019	101	FV	244,000	900	5,000.	427,500	672,400	672,400	Year End Roll	1/3/2019
2018	101	FV	237,500	900	5,000.	353,400	591,800	591,800	Year End Roll	12/20/2017
2017	101	FV	237,500	900	5,000.	324,900	563,300	563,300	Year End Roll	1/3/2017
2016	101	FV	237,500	900	5,000.	296,400	534,800	534,800	Year End	1/4/2016
2015	101	FV	231,300	900	5,000.	290,700	522,900	522,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:09:01

LAST REV

Date	Time
10/08/20	12:29:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11808

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUCKER LORRAINE	75516-488	1	9/2/2020	Convenience	99	No	No		
	13682-6		5/1/1979		66,000	No	No		Y

USER DEFINED

Prior Id # 1:	99690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	428	Insulate	2,018	C				
8/16/1999	530	Redo Kit	10,000					REMODEL KITCHEN
6/3/1993	238		6,000					14X18 FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Inspected	CC	Chris C
5/4/2018	MEAS&NOTICE	BS	Barbara S
1/26/2009	Meas/Inspect	189	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29655170
Const Adj.:	0.99890995
Adj $ / SQ:	181.319
Other Features:	74500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415583
Depreciation:	74389
Depreciated Total:	341194

COMMENTS

PDAS / HAS PERMIT DISPLAYED IN FRONT WINDOW. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

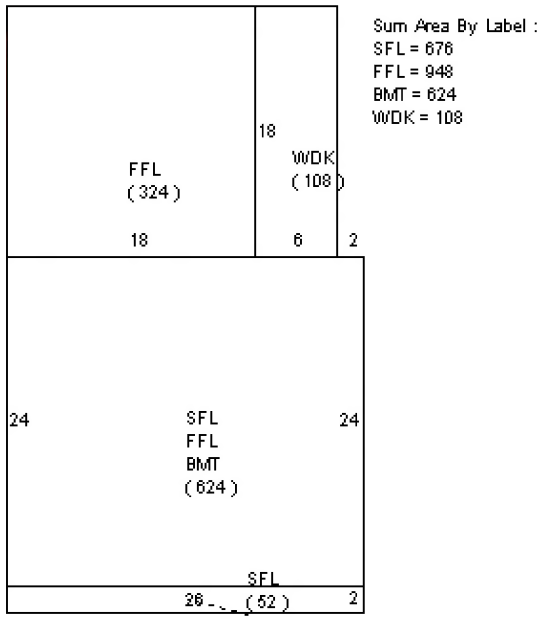
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.32
Special Features:	0	Val/Su Net:	144.82
Final Total:	341200	Val/Su SzAd	210.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	181.320	171,891
SFL	Second Floor	676	181.320	122,572
BMT	Basement	624	72.070	44,974
WDK	Deck	108	15.240	1,646

Net Sketched Area:	2,356			Total:	341,083
Size Ad	1624	Gross Area	2356	FinArea	1936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	30X8	A	FR	1970	3.81	T	49	101			500			500
19	Patio	D	Y	1	11X8	A	AV	1985	6.00	T	27.2	101			400			400

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900

IMAGE

AssessPro Patriot Properties, Inc